Industrial / Warehouse

TO LET

CURCHOD&CO

11 Devonshire Business Park

Basingstoke, RG21 6XN

Industrial/warehouse unit

1,927 sq ft

(179.02 sq m)

- Unit 10 is also available giving the option to combine the two units to create a total space of 3,406 sq. ft.
- Available 18th June 2026
- Electric roller shutter door (3m wide x 4.5m high)
- 2 car parking spaces
- Mezzanine
- Min eaves height approx 6.9m

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Summary

Available Size	1,927 sq ft
Rent	£25,000 per annum
Rates Payable	£6,804 per annum
Rateable Value	£15,750
EPC Rating	Upon enquiry

Description

The unit consists of a warehouse with a mezzanine fitted to the rear of the property and an office which is accessed immediately from the entrance door on the right-hand side of the property. There are 2 WC's and there is an electric roller shutter door which is 3m wide x 4.5m high.

Location

The property is situated within Devonshire Business Park in Basingstoke which is a popular industrial location 1.1 miles north west of the town centre. The mainline railway station and Junctions 6 & 7 of the M3 are both within a few minutes drive. Basingstoke has direct links to London Waterloo Station which takes approximately 45 minutes, as well as good access to the South-Coast and West Country too.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Unit - 11 - Warehouse	1,488	138.24
Unit - 11 - Mezzanine	439	40.78
Unit - 11 - Total	1,927	179.02

Terms

The unit is available on the basis of a new FRI lease for a term to be agreed. The lease is to be contracted outside the Security of Tenure Provisions of the Landlord & Tenant Act 1954, part II (as amended). The earliest date the lease can commence from is 18th June 2026.

Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

Legal Costs/VAT

Each side to be responsible for the payment of their own legal costs incurred in the letting.

Prices are quoted exclusive of VAT which may be charged.

Viewing & Further Information

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Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)
Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee its accuracy, nor is it intended to form part of any contract. All areas quoted are approximate. Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. In order to promote constructive and collaborative negotiations when agreeing Heads of Terms, Curchod and Co confirm they follow the mandatory and best practice requirements stated within the RICS Professional Statement (1st Edition) Code for Leasing Business Premises 2020. www.rics.org. Generated on 09/10/2026

Oracle
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Fire exit
IMPORTANT
FIRE SAFETY DOCUMENTS

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